

DELEGATED REPORT

Report by Claire Booth	Date of report: 27/04/2026	Ref: 72924/FUL
Registration: 04/03/2026	LDfC: 03/04/2026	Expiry Date: 29/04/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: HOUS

Proposal: First floor extension over existing garage

Location: 3 Marlborough Close, Ramsbottom, Bury, BL0 9YU

Description

The application relates to a two storey, 3 bedroom, detached house with integral garage located on Marlborough Close, on the housing estate off Dundee Lane. It has gardens to the front and rear, a front driveway and a rear conservatory addition.

The property has a ground floor front canopy which provides part of the attached garage, the front entrance to the property and covers a bay window projection.

The proposal is to build a first floor extension over the attached garage. The proposed first floor extension would provide an ensuite bedroom. It would be set back from the front elevation of the two storey part of the frontage by approximately 1.5m. It would be set approximately 0.65m from the rear elevation of the dwelling. It would have a width of approximately 2.6m and a length of approximately 6.63m. The proposed first floor side extension would be set down from the main roof ridge. A roof light is proposed in the side roofscape.

Relevant Planning History

None.

Publicity

Adjoining neighbours notified on the 13/03/2026.

No comments or objections received.

Statutory/Non-Statutory Consultations

None.

Pre-start Conditions - Not relevant.

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PpE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

Visual Amenity

SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

The proposed side extension would be set back from the front elevation of the dwelling by approximately 1.5m, in accordance with the requirements of SPD6. The proposed design and finished materials of the extension are also be considered acceptable in this location and would remain similar to other nearby properties.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties in terms of visual amenity.

Residential Amenity

SPD 6 and UDP Policy H2/3 seeks to ensure the amenity if adjacent premises are not demonstrably harmed.

Due to the layout of the estate on which the property is set, there would be no direct overlooking of any neighbouring houses to the front and rear of the application site.

The proposed first floor side extension would be set on the side of the dwelling adjacent to a bungalow. This property has a upvc flat roof car port addition to provide a covered area to their rear detached garage. This covers a ground floor window which appears to be a secondary window to a room that has a window facing the rear garden area and removes light from that window.

SPD6 does not protect windows on the side elevation. Accordingly, the proposal conforms with the requirements of UDP Policy H2/3 - Extensions and Alterations and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation:

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to the following drawing:
 - Drawing no. 2245-001: Existing and Proposed Plans/ Elevations/ Site Plans/ Location Plan,

The development shall not be carried out except in accordance with the drawing hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

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<u>Case Officer</u> CB	<u>Date</u> 27/04/2026	<u>Sign off Officer</u> DM 28.04.2026	<u>Date</u>
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